

Memorandum



Date: December 18, 2007

Agenda Item No. 8(P)(1)(A)

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Resolution Authorizing the Acquisition of Land for Right-of-Way Needed for Improvements to SW 328 Street, from US1 to SW 162 Avenue

Recommendation

It is recommended that the Board of County Commissioners (BCC) approve the attached resolution declaring the acquisition of land for right-of-way needed for improvements along SW 328 Street, from US1 to SW 162 Avenue to be a public necessity, and authorizing the Mayor and the County Attorney to employ appraisers and expert witnesses, obtain required environmental audits and take any and all appropriate action to acquire the subject properties in fee simple, by donation, dedication by maintenance per F.S. 95.361, purchase at values established by appraisals, or by eminent domain proceedings, including a declaration of taking as necessary, for and on behalf of Miami-Dade County.

Scope

This project is within Commission Districts 8 and 9 and within the municipalities of Homestead and Florida City.

Fiscal Impact/Funding Source

The right-of-way acquisition and construction of this project will be funded with Road Impact Fees (RIF) and is programmed in the 2008 Transportation Improvement Plan (TIP).

Track Record/Monitor

Not Applicable

Background

The Public Works Department (PWD) has programmed the following improvements along SW 328 Street, between US1 and SW 162 Avenue: This project consists of the widening of the existing two (2) lane undivided roadway to a four (4) lane divided roadway including sidewalk, curb and gutter, landscaped medians, wide outside curb lanes for bicycle facilities, continuous storm drainage, signage and pavement markings, signalization and roadway lighting. The area to be acquired by PWD for the improved street improvements is legally described in Exhibit "A" and illustrated in the parcel location map in Exhibit "B," attached.

These improvements constitute the second phase of a three phase road improvement project spanning from US1 to SW 137 Avenue along SW 328 Street. The first phase from SW 162

Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners
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Avenue to SW 152 Avenue is currently under construction and the third phase from SW 152 Avenue to SW 137 Avenue is in design.



Assistant County Manager




MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: December 18, 2007

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 8(P)(1)(A)

Please note any items checked.

_____ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised

_____ 6 weeks required between first reading and public hearing

_____ 4 weeks notification to municipal officials required prior to public hearing

_____ Decreases revenues or increases expenditures without balancing budget

_____ Budget required

_____ Statement of fiscal impact required

_____ Bid waiver requiring County Manager's written recommendation

_____ Ordinance creating a new board requires detailed County Manager's report for public hearing

_____ Housekeeping item (no policy decision required)

_____ No committee review

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 8(P)(1)(A)
12-18-07

RESOLUTION NO. _____

RESOLUTION DECLARING THE ACQUISITION OF LAND FOR RIGHT-OF-WAY NEEDED FOR IMPROVEMENTS ALONG SW 328 STREET, FROM US1 TO SW 162 AVENUE TO BE A PUBLIC NECESSITY, AND AUTHORIZING THE MAYOR AND THE COUNTY ATTORNEY TO EMPLOY APPRAISERS AND EXPERT WITNESSES, OBTAIN REQUIRED ENVIRONMENTAL AUDITS AND TAKE ANY AND ALL APPROPRIATE ACTION TO ACQUIRE THE SUBJECT PROPERTIES IN FEE SIMPLE, BY DONATION, DEDICATION BY MAINTENANCE PER F.S. 95.361, PURCHASE AT VALUES ESTABLISHED BY APPRAISALS, OR BY EMINENT DOMAIN PROCEEDINGS, INCLUDING A DECLARATION OF TAKING AS NECESSARY, FOR AND ON BEHALF OF MIAMI-DADE COUNTY

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby declares the acquisition of land for right-of-way needed for improvements along SW 328 Street, from US1 to SW 162 Avenue to be a public necessity, and in the best interest of Miami-Dade County to widen and improve said roadway and authorizing the Mayor and the County Attorney to employ appraisers and expert witnesses, obtain required environmental audits and take any and all appropriate action to acquire the subject properties in fee simple, by donation, dedication by maintenance per F.S. 95.361, purchase at values established by appraisals, or by eminent domain proceedings, including a declaration of taking as necessary, for and on behalf of Miami-

Dade County. The properties being acquired are more specifically described in Exhibit "A" and shown on the parcel location map in Exhibit "B" attached hereto and made a part hereof.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 18th day of December, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Thomas Goldstein

LEGAL DESCRIPTION

(FEE SIMPLE)

PARCEL 1

All that part of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 18, Township 57 South, Range 39 East, Miami-Dade County, Florida and all that part of Tract 14, Block 3 in said Section 18 of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of Miami-Dade County, Florida, lying East of the East right-of-way line of State Road 5 (US-1) as shown on the Florida Department of Transportation Right-of-Way Map recorded in Plat Book 60, Page 36 of said Public Records, and lying within the following described parcel of land;

COMMENCE at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 18; thence South 89°56'22" East along the South line of the Southwest 1/4 of said Section 18 for 63.17 feet to the intersection with the previously mentioned East right-of-way line of State Road 5 (US-1) and the **POINT OF BEGINNING**; thence continue South 89°56'22" East along the South line of said Section 18 for 145.54 feet; thence North 0°33'48" West along a line parallel to the West line of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 18 for 40.00 feet to the intersection with the North line of the South 40.00 feet of the said Southwest 1/4 of Section 18; thence North 89°56'22" West along the North line of the South 40.00 feet of the Southwest 1/4 of said Section 18 for 116.86 feet to the point of curvature of a circular curve concave to the Northeast; thence Northwesterly along the arc of said curve to the right, having a radius of 25.00', through a central angle of 93°20'16', for 40.73 feet to the intersection with a circular curve concave to the Southeast, said curve being the previously mentioned East right-of-way line of State Road 5 (US-1); the radius point of said curve bears South 86°36'06" East from said point of intersection; thence Southerly along the arc of said curve to the left, having a radius of 3761.71 feet, through a central angle of 1°00'48", for 66.52 feet to the **POINT OF BEGINNING**. Less existing public right-of-way.

PARCEL 2

All that part of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 18, Township 57 South, Range 39 East, Miami-Dade County, Florida and all that part of Tract 14, Block 3 in said Section 18 of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of said Miami-Dade County lying within the following described parcel of land;

BEGIN at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 18; thence North 0°23'36" West along the East line of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 18 for 40.00 feet; thence North 89°56'22" West along the North line of the South 40.00 feet of the Southwest 1/4 of said Section 18 for 473.69 feet; thence South 0°33'48" East along a line parallel to the West line of said Tract 14 for 40.00 feet; thence South 89°56'22" East along the South line of the Southwest 1/4 of said Section 18 for 473.56 feet to the **POINT OF BEGINNING**. Less existing public right-of-way.

EXHIBIT "A"

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LEGAL DESCRIPTION

(FEE SIMPLE)

PARCEL 3

All that part of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 57 South, Range 39 East, Miami-Dade County, Florida and all that part of Tract 15, Block 3 in said Section 18 of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of said Miami-Dade County, lying within the following described parcel of land;

The South 40.00 feet of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 57 South, Range 39 East, Miami-Dade County, Florida. Less existing public right-of-way.

PARCEL 4

All that part of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 57 South, Range 39 East, Miami-Dade County, Florida and all that part of Tract 16, Block 3 in said Section 18 of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of said Miami-Dade County, lying within the following described parcel of land;

BEGIN at the Southeast corner of the Southwest 1/4 of said Section 18; thence North 89°56'22" West along the South line of the Southwest 1/4 of said Section 18 for 682.28 feet; thence North 0°13'29" West along the West line of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 18 for 40.00 feet; thence South 89°56'22" East along the North line of the South 40.00 feet of the Southwest 1/4 of said Section 18 for 610.32 feet to the point of curvature of a circular curve concave to the Northwest; said curve being tangent to the North line of the South 40.00 feet of the Southwest 1/4 of said Section 18 and tangent to the West line of the East 30.00 feet of said Southwest 1/4; thence Northeasterly along the arc of said curve to the left, having a radius of 42.00 feet, through a central angle of 90°07'05", for 66.06 feet to the point of tangency with the West line of the East 30.00 feet of the Southwest 1/4 of said Section 18; thence North 89°56'33" East, perpendicular to the West line of the East 30.00 feet of the Southwest 1/4 of said Section 18 for 30.00 feet; thence South 0°03'27" East along the East line of the Southwest 1/4 of said Section 18 for 82.15 feet to the **POINT OF BEGINNING**. Less existing public right-of-way.

PARCEL 5

All that part of Tract 5, Block 2 in Section 19 Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of Miami-Dade County, Florida which lies within the external area formed by a 25.00 foot radius arc concave to the Southeast, tangent to the South line of the North 40.00 feet of the Northwest 1/4 of said Section 19, and tangent to the East right-of-way line of State Road 5 (US-1) according to the Right-of-Way Deed to the County of Dade recorded in Deed Book 4018, Page 107 of said Public Records of said Miami-Dade County, Florida

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LEGAL DESCRIPTION
(FEE SIMPLE)

PARCEL 6

All that part of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 19, Township 57 South, Range 39 East, Miami-Dade County, Florida and all that part of Tracts 4 and 5, Block 2 in said Section 19 of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of said Miami-Dade County, lying within the following described parcel of land;

BEGIN at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 19, also being the intersection of the North line of the Northwest 1/4 of said Section 19 with the Northerly extension of the East line of said Tract 4; thence N 89°56'19" W along the North line of the Northwest 1/4 of said Section 19 for 420.01 feet to the intersection with the Northerly extension of the East line of the parcel of land described in the Quit Claim Deed dated September 13, 2005 and recorded in Official Record Book 23954, Page 2569 of the Public Records of said Miami-Dade County; thence S 0°26'44" W, along the Northerly extension of said East line and along said East line, for 40.00 feet; thence S 89°56'22" E along the South line of the North 40.00 feet of the Northwest 1/4 of said Section 19 for 420.75 feet; thence N 0°37'03" W, along the East line of said Tract 4 and along the Northerly extension of the East line of said Tract 4 to the **POINT OF BEGINNING**. Less existing public right-of-way.

PARCEL 7

All that part of the West 165.00 feet of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 19, Township 57 South, Range 39 East, Miami-Dade County, Florida and all that part of the West 165.00 feet of Tract 3, Block 2 in said Section 19 of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of said Miami-Dade County, lying in the South 10.00 feet of the North 40.00 feet of the Northwest 1/4 of said Section 19.

PARCEL 8

All that part of Lot 1, Block 1 of HOME DEPOT-FLORIDA CITY according to the plat thereof as recorded in Plat Book 156, Page 100 of the Public Records of Miami-Dade County, Florida being more particularly described as follows;

BEGIN at the Northeast corner of said Lot 1; thence N 89°56'22" W along the North line of said Lot 1 and along the South line of the North 30.00 feet of the Northwest 1/4 of Section 19, Township 57 South, Range 39 East, Miami-Dade County, Florida for 176.13 feet; thence S 0°37'03" E along the Westerly line of said Lot 1 for 10.00 feet; thence S 89°56'22" E along the South line of the North 10.00 feet of said Lot 1 for 81.54 feet to the point of curvature of a circular curve concave to the Southwest; thence Southeasterly along the arc of said circular curve to the right, having a radius of 35.00 feet through a central angle of 89°19'23, for 54.56 feet to the point of tangency; thence S 0°36'59" E, parallel to the East line of said Lot 1 for 50.42 feet; thence S 89°56'22" E, parallel to the North line of said Lot 1 for 45.00 feet; thence N 0°36'59" W, parallel to the East line of

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(FEE SIMPLE)

said Lot 1 for 49.59 feet to the point of curvature of a circular concave to the Southeast; thence Northeasterly along the arc of said curve to the right, having a radius of 35.00 feet, through a central angle of 55°09'00", for 33.69 feet; thence N 0°36'59" W along the East line of said lot 1 for 16.52 feet to the **POINT OF BEGINNING**. LESS existing Public right-of-way.

PARCEL 9

All that part of the Northeast 1/4 of the Northwest 1/4 of Section 19, Township 57 South, Range 39 East, Miami-Dade County, Florida, and all that part of Tracts 1 and 2, Block 2 in said Section 19, of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of said Miami-Dade County, Florida lying within the following described parcel of land;

BEGIN at the Northeast corner of the Northwest 1/4 of said Section 19; thence N 89°56'22"W along the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 19 for 1023.43 feet; thence S 0°36'59" E along the Northerly extension of the West line of said Tract 2 and along the West line of said Tract 2 for 46.52 feet to the intersection with a circular curve concave to the Southeast, the radius point of said curve bearing S 35°27'59" E from said point of intersection; thence Northeasterly along the arc of said curve to the right, having a radius of 35.00 feet, through a central angle of 35°31'37", for 21.70 feet to the point of tangency with the South line of the North 40.00 feet of the Northeast 1/4 of the Northwest 1/4 of said Section 19; thence S 89°56'22" E along said South line of the North 40.00 feet of the Northeast 1/4 of the Northwest 1/4 of Section 19 for 948.30 feet to the point of curvature of a circular curve concave to the Southwest; thence Southeasterly along the arc of said curve to the right, having a radius of 25.00 feet, through a central angle of 89°19'34", for 38.98 feet to the point of tangency with the West line of the East 30.00 feet of the Northwest 1/4 of said Section 19; thence N89°23'12" E, perpendicular to the last described line, for 30.00 feet; thence N 0°36'48" W along the East line of the Northwest 1/4 of said Section 19 for 64.36 feet to the **POINT OF BEGINNING**. LESS existing Public right-of-way.

PARCEL 12

All that part of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 19, Township 57 South, Range 39 East, Miami-Dade County, Florida and all that part of Tract 6, Block 1 in said Section 19 of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of Miami-Dade County, Florida lying within the North 50.00 feet of the Northeast 1/4 of said Section 19;

AND

The external area of a 25.00 foot radius arc tangent to the South line of the North 50.00 feet of the Northeast 1/4 of said Section 19 and tangent to the East line of the West 30.00 feet of the Northeast 1/4 of said Section 19.

LESS existing Public right-of-way.

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LEGAL DESCRIPTION
(FEE SIMPLE)

PARCEL 13

All that part of Tract 5, Block 1 in Section 19, Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of Miami-Dade County, Florida lying in the North 50.00 feet of the Northeast 1/4 of said Section 19. Less existing public right-of-way.

PARCEL 14

All that part of Tract 4, Block 1 in Section 19, Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of Miami-Dade County, Florida lying in the North 50.00 feet of the Northeast 1/4 of said Section 19. Less existing public right-of-way.

PARCEL 15

All that part of Tract 3, Block 1 in Section 19, Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of Miami-Dade County, Florida lying in the North 50.00 feet of the Northeast 1/4 of said Section 19. LESS existing public right-of-way.

PARCEL 16

A portion of land dedicated to the City of Homestead in the Right-of-Way Deed recorded in Official Record Book 10068, Pages 73 thru 79 and the Special Warranty Deed recorded in Official Record Book 10015, Pages 2432 thru 2436 and vacated by Resolution 87-08-33 of the City Council of the City of Homestead recorded in Official Record Book 13414, Pages 972 thru 986 all of the Public Records of Miami-Dade County, Florida. Said portion being a part of Tract 5 and a part of the East 1/2 of Tract 6, Block 2 in Section 20, Township 57 South, Range 39 East of MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of Miami-Dade County, Florida being more particularly described as follows;

COMMENCE at the Northwest corner of said Section 20; thence N 88°26'50" E along the North line of said Section 20 for 340.05 feet; thence S 0°37'28" E for 30.00 feet to the point of intersection of the West line of the East 1/2 of said Tract 6 with the South line of the North 30.00 feet of said Section 20. Said point of intersection also being the **POINT OF BEGINNING**; thence N 88°26'50" E along the South line of the North 30.00 feet of said Section 20 for 593.56 feet to the point of curvature of a circular curve concave to the Southwest; thence Southeasterly and Southwesterly along said curve to the right, having a radius of 25.00 feet, through a central angle of 126°52'12" for a distance of 55.36 feet to the point of reverse curvature of a circular curve concave to the Southeast; thence Southwesterly along the arc of said curve to the left, having a radius of 250.00 feet, through a central angle of 4°04'32", for 17.78 feet to the point of tangency with the Northwesterly line of the right-of-way dedicated to the City of Homestead in the above mentioned Right-of-Way Deed recorded in Official Record Book 10068, Pages 73 thru

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LEGAL DESCRIPTION
(FEE SIMPLE)

79 and more particularly described on said page 79; thence S 31°14'30" W, along said Northwesterly right-of-way line, for 33.73 feet; thence N 58°58'21" W for 1.30 feet; thence N 31°01'39"E for 33.70 feet to the point of curvature of a circular curve concave to the Southwest; thence Northeasterly and Northwesterly along the arc of said curve to the left, having a radius of 22.00 feet, through a central angle of 122°34'49", for 47.07 feet to the point of tangency with the South line of the North 50.00 feet of said Section 20; thence S 88°26'50" W, along said South line of the North 50.00 feet of Section 20 for 311.50 feet to the point of curvature of a circular curve concave to the South; thence Westerly along the arc of said curve to the left, having a radius of 2960.00 feet, through a central angle of 0°55'02", for 47.39 feet to the point of tangency; thence S 87°31'48" W, along a line tangent to the last described curve, for 225.18 feet to the West line of the East 1/2 of said Tract 6; thence N 0°37'28" W along said West line for 23.99 feet to the **POINT OF BEGINNING**.

PARCEL 17

A portion of Tract "A" of GARDENS OF HOMESTEAD according to the plat thereof as recorded in Plat Book 130, Page 72 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Tract "A", also being the South right-of-way line of SW 328 Street as shown on said GARDENS OF HOMESTEAD and a point of curvature of a circular curve concave to the Southwest, the radius point of said curve bears S 12°47'02" W from said Point of Commencement; thence Northwesterly along the arc of said curve to the left, having a radius of 1050.00 feet, through a central angle of 8°03'13, for 147.59 feet to the **POINT OF BEGINNING**; thence continue along said South right-of-way line and curve to the left, having a radius of 1050.00 feet through a central angle of 6°16'54", for 115.12 feet to the point of compound curvature with a circular curve concave to the Southeast; thence Southwesterly along the arc of said curve to the left, having a radius of 30.00 feet, through a central angle of 44°52'04", for 23.49 feet; thence N 87° 31'24" E for 135.83 feet to the **POINT OF BEGINNING**.

PARCEL 18

A portion of Lot 3, Block 1 of HOMESTEAD LAKES, FARMLIFE WEST according to the plat thereof as recorded in Plat Book 109, Page 40 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Lot 3, also being on the South right-of-way line of SW 328 Street as shown on said HOMESTEAD LAKES, FARMLIFE WEST; thence N 88°26'50" E along the North line of said Lot 3 and along said South right-of-way line for 17.30 feet to the point of curvature of a circular curve concave to the South and the **POINT OF BEGINNING**; thence Southeasterly along the arc of said curve to the right, having a radius of 2640.00 feet, through a central angle of 1°15'08, for 57.70 feet to the East line of said Lot 3; thence N 1°33'10" W along said East line of Lot 3 for 0.63 feet to the North line of said Lot 3; thence S 88° 26'50" W along said North line of Lot 3 and along the above mentioned South right-of-way line of SW 328 Street for 57.70 feet to the **POINT OF BEGINNING**.

EXHIBIT "A"

LEGAL DESCRIPTION

(FEE SIMPLE)

PARCEL 19

A portion of Lot 4, Block 1 of HOMESTEAD LAKES, FARMLIFE WEST according to the plat thereof as recorded in Plat Book 109, Page 40 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner of said Lot 4, also being on the South right-of-way line of SW 328 Street as shown on said HOMESTEAD LAKES, FARMLIFE WEST; thence N 88°26'50" E along the North line of said Lot 4 and along said South right-of-way line for 91.10 feet to the Northeast corner of said Lot 4; thence S 8°35'25" W along the East line of said Lot 4 for 4.22 feet to the intersection with a circular curve concave to the South, the radius point of said curve bearing S 1°39'44" W from said point of intersection; thence Westerly along the arc of said curve to the left, having a radius of 2640.00 feet, through a central angle of 1°57'46", for 90.44 feet to the West line of said Lot 4; thence N 1°33'10" W along said West line of Lot 4 for 0.63 feet to the **POINT OF BEGINNING**.

PARCEL 20

A portion of Lot 5, Block 1 of HOMESTEAD LAKES, FARMLIFE WEST according to the plat thereof as recorded in Plat Book 109, Page 40 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner of said Lot 5, also being on the South right-of-way line of SW 328 Street as shown on said HOMESTEAD LAKES, FARMLIFE WEST; thence S 8°35'25" W along the West line of said Lot 5 for 4.22 feet to the intersection with a circular curve concave to the Southwest, the radius point of said curve bearing S 1°39'44" W from said point of intersection; thence Easterly along the arc of said curve to the right, having a radius of 2640.00 feet, through a central angle of 2°24'09", for 110.70 feet to the intersection with the East line of said Lot 5; thence N 12°37'44" W along the east line of said Lot 5 for 7.40 feet to the intersection with the South right of way line of SW 328 Street as described in Resolution Number R2005-05-74 of the City Council of the City of Homestead, Florida; said South right-of-way line also being a circular curve concave to the Southwest, the radius point of said curve bearing S 5°41'25" W from said point of intersection; thence Northwesterly along said South right-of-way line and along said curve to the left, having a radius of 2380.00 feet, through a central angle of 1°07'10", for 46.50 feet; thence continue along said South right-of-way line S 88°26'50" W for 62.02 feet to the **POINT OF BEGINNING**.

EXHIBIT "A"

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LEGAL DESCRIPTION
(FEE SIMPLE)

PARCEL 21

A portion of Tract "B" of HOMESTEAD LAKES, FARMLIFE WEST according to the plat thereof as recorded in Plat Book 109, Page 40 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of Section 20, Township 57 South, Range 39 East, of said Miami-Dade County; thence S 88°26'50" W along the North line of said Section 20 for 140.16 feet; thence S 1°33'10" E, perpendicular to the North line of said Section 20, for 50.00 feet to the intersection of the West line of said Tract "B" with a circular curve concave to the Southwest, said circular curve also being the South right-of-way line of SW 328 Street according to Resolution Number R2005-01-04, a resolution of the City Council of the City of Homestead, recorded in Official Record Book 23059, Page 4684 thru 4687 of the Public Records of said Miami-Dade County, said point of intersection being the **POINT OF BEGINNING**, the radius point of the afore mentioned circular curve bears S 5°41'25" W from said point of beginning; (the following four courses are along the said South right-of-way line of SW 328 Street) (1)thence Southeasterly along the arc of said curve to the right, having a radius of 2380.00 feet, through a central angle of 2°26'56" for 101.72 feet to the point of tangency; (2)thence S 81°51'39" E for 35.17 feet to the point of curvature of a circular curve concave to the Southwest; (3)thence Southeasterly along the arc of said curve to the right, having a radius of 52.00 feet, through a central angle of 12°27'22", for 11.30 feet to the intersection with a non-tangent circular curve concave to the Southwest, the radius point of said curve bears S 34°42'28" W from said point of intersection; (4)thence Southeasterly along the arc of said curve to the right, having a radius of 40.00 feet, through a central angle of 4°26'50", for 3.10 feet to the intersection with a non-tangent circular curve concave to the Southwest, the radius point of said curve bears S 7°17'02" W from said point of intersection; thence Northwesterly along the arc of said curve to the left, having a radius of 2640.00 feet, through a central angle of 3°13'09", for 148.33 feet to the intersection with the afore mentioned West line of said Tract "B"; thence N 12°37'44" W, along said West line of Tract "B", for 7.40 feet to the **POINT OF BEGINNING**.

EXHIBIT "A"

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LEGAL DESCRIPTION

(FEE SIMPLE)

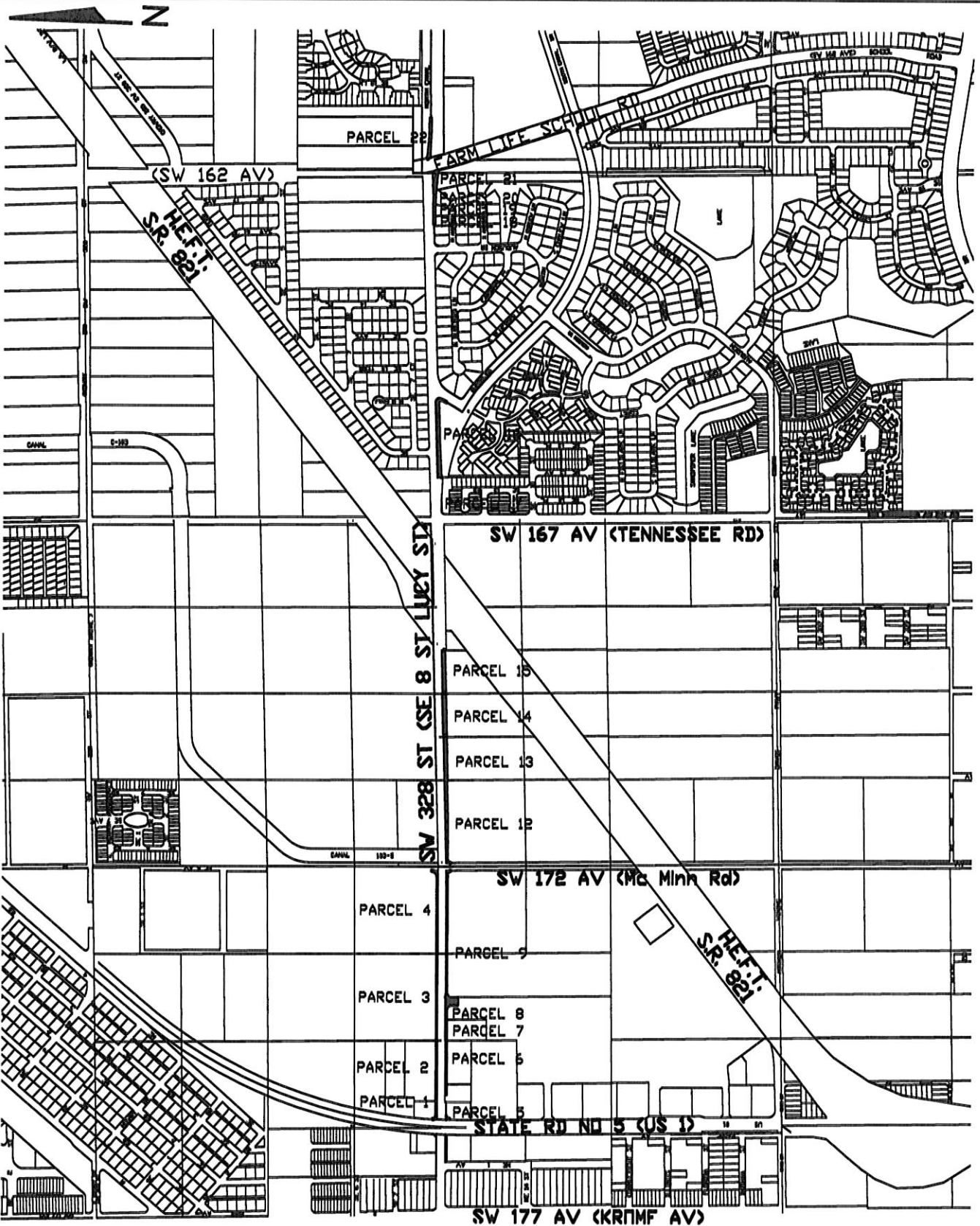
PARCEL 22

A portion of the canal right-of-way of North Canal conveyed to Dade County in the Assignment of Canal and Drainage Rights recorded in Official Record Book 8763, Page 1272 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of Section 20, Township 57 South, Range 39 East, of said Miami-Dade County; thence N 89°44'48" E along the North line of the Northeast 1/4 of said Section 20 for 426.35 feet; thence S 0°12'29" E, along a line radial to the following described curve, for 33.03 feet to the intersection with the above mentioned circular curve concave to the Northwest and the **POINT OF BEGINNING**, thence Northwesterly along the arc of said curve to the right, having a radius of 2455.00 feet, through a central angle of 6°53'11", for 295.07 feet to the point of compound curvature; thence Northwesterly along the arc of said curve to the right, having a radius of 33.00 feet, through a central angle of 30°11'30", for 17.39 feet to the intersection with the east maintained right-of-way line of SW 162 Avenue (Farm Life School Road) described in the right-of-way deed to the City of Homestead recorded in Official Record Book 10068, Page 73 thru 79 of the Public Records of said Miami-Dade County; Said East maintained right-of-way line being a circular curve concave to the Northeast, the radius point of said curve bearing N 77°31'10" E from said point of intersection; thence Southeasterly along the arc of said curve to the left, having a radius of 2745.00 feet, through a central angle of 0°33'50", for 27.02 feet to the intersection with the South line of the North 35.00 feet of the Northeast 1/4 of said Section 20 and the South line of said North Canal; thence N 89°44'48" E along said South line for 304.43 feet; thence N 0° 12'29" W for 1.97 feet to the **POINT OF BEGINNING**.

EXHIBIT "A"

9 of 9



To be Acquired for
Right-of-Way

EXHIBIT "B"

S.W. 328th Street (US-1 to SW 162 Avenue)

NOT TO SCALE
THIS IS NOT A SURVEY